

Appendix

Transportation Phasing Plan

Assessment Listing for Rancho Penasquitos

Special Funds

Future Community Improvement Project Considerations

Penasquitos East Transportation Phasing Plan
January 19, 1988

Number of DUs Not to Exceed*	Facility	Location	Improvement***	Status
12,439 ****	SR-56 (North City Parkway)	Rancho Penasquitos Boulevard to I-15	Construct two lanes	Completed
12,948**	Mercy Road	Black Mountain Road to I-15	Construct four lanes	Completed
12,948**	Traffic Signal	Black Mountain Road and Mercy Road	Install traffic signal	Completed
12,948**	Black Mountain Road	Truman Street to Mercy Road	Construct four lanes	Completed
12,948	Carmel Mountain Road	200' North of Caminito Douro to Gerana Street	Improve median to add two lanes for a four-lane primary arterial	Completed
12,948	Traffic Signal	Carmel Mountain Road and Penasquitos Drive	Install traffic signal	Completed
13,903**	Black Mountain Road	Mira Mesa northerly community boundary to Galvin Road	Construct six lanes	Completed
13,903**	Traffic Signal	Black Mountain Road and Capricorn	Install traffic signal	Completed
14,353	SR-56 (North City Parkway)	Black Mountain Road to I-15	Construct four lanes and ramps at ultimate grade and alignment	Completed
14,653**	Carmel Mountain Road	Paseo Montalban to Rancho Penasquitos Boulevard	Improve median to provide a modified five lane major street	Completed
14,700	SR-56 (North City Parkway)	I-5 to I-15	Construct minimum four lane roadway	Completed

Penasquitos East Transportation Phasing Plan

* “Dwelling Units Not to Exceed” refers to the total of constructed dwelling units plus any dwelling units which have previously approved building permits. As an alternative to this limitation of building permits, the developer may enter into an agreement approved by the City Council where building permits above the established threshold may be issued provided final utility connections and occupancy certificates are not authorized until the required improvements are constructed and open to traffic.

** This traffic facility improvement listed must be provided for in an agreement and becomes an immediate condition of any additional dwelling units in that column.

*** “Improvements” are to be open to traffic to the satisfaction of the City Engineer before exceeding the allowable number of dwelling units in the left column. “Open to traffic” is defined as successful traffic signal turn-on for traffic signals, and as open to normal traffic for the full required number of lanes for the entire length of roadway segments.

**** This improvement is to be open to traffic to the satisfaction of the City Engineer prior to the issuance of any additional building permits for dwelling units in the community.

All tentative maps and development projects are subject to the traffic phasing plan and community facilities phasing plan. This phasing plan should be reviewed annually, along with the Penasquitos East Public Facilities Financing Plan, for any major changes in the community’s transportation system. One example of such a change is the proposed installation of ramp metering in any freeway access points within the community.

It is understood that at some time in the future it may be desirable to revise some element(s) of this phasing plan, including raising the established threshold, in order to add future benefits to the community. Any change to this phasing plan will require a noticed public hearing by the City Council. Minimum public notice for the hearing shall be 30 (thirty) days. The Rancho Penasquitos Planning Board, Town Council, Recreation Council, and Homeowners of Penasquitos Association, Inc. shall all receive this 30-day notice and shall be afforded the opportunity to provide comments to the City Council and/or provide public testimony at the hearing.

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Assessment Listing for Rancho Penasquitos – Fiscal Year 2006

LEGEND FOR ASSESSMENTS:							
SF: Single Family Dwelling Unit				CA: Commercial Acre			
MF: Multi-Family Dwelling Unit				OS: Open Space			
ASMT #	ASSESSOR PARCEL NUMBER	FILED MAP	LOT/ PAR	ASSESSED VALUE	ESTIMATED VALUE	TOTAL ESTIMATED ASMT	RANCHO PENASQUITOS OWNERSHIP
7	3060421700		9	SF	53.0	\$990,517	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
7	3060421800		8.52	SF	50.0	\$934,450	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060420900		20	MF	342.0	\$4,474,386	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060420900			CA	1.67	\$216,723	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060421900				< 1.00 AC	SEE ABOVE	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060422200				17.46 AC	SEE ABOVE	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060422300				.96 AC	SEE ABOVE	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
25	3120103700			OS	64.01	\$0	CITY OF SAN DIEGO
26	3120101000			OS	80.0	\$0	CITY OF SAN DIEGO
28	3120101700			OS	80.0	\$0	CITY OF SAN DIEGO
30	3138110200		POR 6	OS	73.13	\$0	CITY OF SAN DIEGO
35	3120101800		LOTS 7&8	OS	82.2	\$0	CITY OF SAN DIEGO
39	3120300300			OS	40.0	\$0	CITY OF SAN DIEGO
41	3120401200			OS	4.4	\$0	CITY OF SAN DIEGO
42	3120401300		2.35 AC	OS	2.35	\$0	CITY OF SAN DIEGO
45	3131800300	6982	LOT 205	SF	1.0	\$18,689	BENICEWICZ ROBERT
46	3131921400	6773	LOT 143	SF	1.0	\$18,689	MADARIAGA SCOTT & LYNDIA
47	3130105900			SF	15.0	\$324,435	TOM VIII PARTNERSHIP
48	3130100400			OS	81.2	\$0	CITY OF SAN DIEGO
49	3130305900			OS	14.9	\$0	CITY OF SAN DIEGO
52	3155700100	11924	LOT 11	OS	46.05	\$0	PARDEE HOMES
52	3155700700	11924	LOT 12	CA	9.98	\$1,346,941	PARDEE HOMES
52	3155700300	11924	LOT 16	OS	3.19	\$0	PARDEE HOMES
58	3150204000			OS	16.16	\$0	CITY OF SAN DIEGO

LEGEND FOR ASSESSMENTS:							
SF: Single Family Dwelling Unit				CA: Commercial Acre			
MF: Multi-Family Dwelling Unit				OS: Open Space			
ASMT #	ASSESSOR PARCEL NUMBER	FILED MAP	LOT/ PAR	ASSESSED VALUE	ESTIMATED VALUE	TOTAL ESTIMATED ASMT	RANCHO PENASQUITOS OWNERSHIP
59	3150205600			OS	21.70	\$0	CITY OF SAN DIEGO
76	3153005000	11092	LOT 9	OS	1.05	\$0	YMCA OF SAN DIEGO COUNTY
82	3138110400	14589	LOT 4		< 1.00 AC	\$0	SANTALUZ LLC
82	3138100600	14589	LOT 8	OS	7.33	\$0	SANTALUZ LLC
82	3138100700	14589	LOT 9	OS	<1.00 AC	\$0	SANTA LUZ LLC
86	3130305400			OS	4.65	\$0	CITY OF SAN DIEGO
88	3152400100	7821	LOT 271	N/A	2.1	\$0	POWAY UNIFIED SCHOOL DISTRICT
95	3120103100	14128	PAR 3	SF	2.0	\$39,994	FISHER M&N FAMILY TR, GABRIELSON FAMILY TR
96	3120303500			OS	56.28	\$0	CITY OF SAN DIEGO
99	3120401900			OS	429.29	\$0	CITY OF SAN DIEGO
106	3155700500	14640	PAR 2	CA	3.78	\$453,532	TAIWANESE LUTHERAN CHURCH OF SAN DIEGO
112	3150205500			OS	12.78	\$0	PARDEE HOMES
113	3090211600			OS	22.9	\$0	CITY OF SAN DIEGO
140	3150205700		PAR 1	OS	1.07	\$0	AMERICAN NEWLAND ASSOCIATES
142	3131800100	6982	LOT 203	SF	1.0	\$18,689	MAGHSOUDI AHMAD
142	3131800200	6982	LOT 204	SF	1.0	\$18,689	MAGHSOUDI AHMAD
143	3131921300	6773	LOT 142	SF	1.0	\$19,997	MATPHIL TECHNOLOGIES INC
145	3120402200			OS	95.15	\$0	CITY OF SAN DIEGO
146	3095810200			SF	8.0	\$173,032	FIELDSTONE COMMUNITIES INC
146	3095810300			SF	9.0	\$194,661	FIELDSTONE COMMUNITIES INC
147	3131800400	6982	LOT 206	SF	1.0	\$18,689	DAVYDOV STANISLAV
148	3131800500	6982	LOT 207	SF	1.0	\$18,689	UNG OH SAE & SARA
149	313180600	6982	LOT 208	SF	1.0	\$18,689	DABNEY DOUGLAS W JR & NICOLE M
150	3131800700	6982	LOT 209	SF	1.0	\$18,689	MARSHALL RICO & ROSANNA B
151	3131800800	6982	LOT 210	SF	1.0	\$18,689	MKRTYCHYAN ALEKSANDR & ALLA
152	3131800900	6982	LOT 211	SF	1.0	\$18,689	INA NORIHISA
153	3138100500	14589	LOT 7	OS	47.68	\$0	CITY OF SAN DIEGO

Special Funds

Park View Estates Development Agreement

PARK VIEW ESTATES - OTHER PARK & RECREATION FACILITIES	
FUND 392044	
Funds received as of 6/30/05	\$2,200,000
Interest earnings as of 6/30/05	<u>\$631,228</u>
Sub-total	\$2,831,228
Less Previously Funded Projects:	
Acquisition of the Paraiso Cumbres Property	\$250,000
Canyonside Community Tennis Courts	\$75,000
Canyonside Community Park Development, Phase III	\$954,758
Canyonside Community Park Children's Play Area	\$96,404
Penasquitos Neighborhood Park Security Lighting	\$50,343
Canyonside Community Park Traffic Signal	<u>\$226,046</u>
Total Appropriations	\$1,652,551
Funds Available 6/30/05	\$1,178,677

This fund was established per Council Ordinance (00-17179), a Development Agreement between the City of San Diego, American Newland and Penasquitos Park View Estates. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on August 9, 1988 and amended on September 13, 1988.

Funds are to be used for various park projects as approved by the City Council. Several projects have been completed with one remaining, the Black Mountain Regional Open Space Park.

Penasquitos East - Trust Fund

PENASQUITOS EAST TRUST FUND FUND 10596	
Funds received as of 6/30/05	\$ 799,987
Interest earnings as of 6/30/05	<u>\$ 301,897</u>
Sub-total	\$1,101,884
Less previously Funded Project:	
Canyonside Community Park Tennis Courts	<u>\$131,164</u>
Funds Available as of 6/30/05	\$970,720

On March 13, 1990, the City approved the Hampe Hills tentative map (VTM 87-0115, R-275273). Due to extraordinary impacts and burdens placed on the Penasquitos community relative to the Hampe Hills subdivision project, a condition of the tentative map required the developer to establish a Cost Reimbursement District (established March 19, 1991, R-277529) in favor of the City for the offsite street improvements associated with the proposed Hampe Hills subdivision.

Proceeds from the Cost Reimbursement District are to accrue to the Penasquitos East Trust. Also, other conditions related to the tentative map called for developer contributions towards general improvements within the community. All funds deposited into the Penasquitos East Trust are to be used for public purposes in the Penasquitos East community planning area.

*Note: A portion of the revenues received (currently \$55,868.00), were received as a condition of development within Penasquitos by various developers. These funds are earmarked for the Carmel Valley Trunk Sewer project.

Penasquitos East - Park Development Fund

PENASQUITOS EAST – PARK DEVELOPMENT FUND FUND 39085	
Funds received as of 6/30/05	\$1,955,084
Interest earnings as of 6/30/05	<u>\$1,125,791</u>
Sub-total	\$3,080,875
Less Previously Funded Projects:	
Canyonside Comm. Park Additional Improvements	\$131,699
Hilltop Comm. Park Dev. Phase I	\$344,500
Canyonside Comm. Park Recreation Building	\$1,126,556
Ridgewood Neighborhood Park Acquisition	\$587,779
Canyonside Comm. Park Tennis Court	\$53,215
Rancho Penasquitos Skate Park	\$75,000
Ridgewood Neighborhood Park Development	\$322,657
Rolling Hills Neighborhood Park	\$91,902
Twin Trails Neighborhood Park	\$99,728
Views West Park Lighting	\$46,528
Canyonside Comm. Park – Upgraded Sportsfield Lighting	<u>\$11,000</u>
Total Appropriations	\$2,890,563
Funds Available as of 6/30/05	\$190,312

This Special Park Fee was established in order to furnish adequate park and recreation facilities to serve the Rancho Penasquitos community.

The current Rancho Penasquitos Facilities Benefit Assessment (FBA) includes an element for park development. The Rancho Penasquitos Special Park Fee is no longer collected.

Black Mountain Ranch Development Agreement

BLACK MOUNTAIN RANCH DEVELOPMENT AGREEMENT FUND	
FUND 392190	
Funds received as of 6/30/05	\$625,000
Interest earnings as of 6/30/05	<u>\$212,264</u>
Sub-total	\$837,264
Less Previously Funded Projects:	
Transfer to Rancho Bernardo Library	\$125,000
Transfer to the Mesa Top Litigation Fund	\$65,000
Penasquitos Creek Neighborhood Park Tot Lot Upgrade	\$185,000
Views West Shade Structure*	\$160,000
Canyonside Comm. Park - Upgraded Sports Field Lighting	\$50,000
Canyonside Comm. Park Tennis Court	\$75,000
Misc. Park Improvements - Rancho Penasquitos Community	<u>\$39,000</u>
Total Appropriations	\$699,000
Funds Available as of 6/30/05	\$138,264

*Includes recent allocation of \$80,000, approved by City Council in April 2005.

This fund was established per Council Ordinance (O-18230), a Development Agreement between the City of San Diego and Black Mountain Ranch Partners. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on November 20, 1995 and amended (Ordinance O-18387) on March 17, 1997.

Funds are to be used for various projects throughout the community as approved by the City Council.

Future Community Improvement Project Considerations

The Rancho Penasquitos Planning Board FBA Subcommittee has compiled the following list of additional projects for consideration for FBA funding:

1. ***Community Entry Monuments** (Five – to be located at major entry points)
 - a. Rancho Penasquitos Boulevard off I-15
 - b. Carmel Mountain Road off I-15
 - c. Black Mountain Road at Southern boundary
 - d. Black Mountain Road at Northern boundary
 - e. Camino del Sur at Northern boundary

2. ***Median Improvements**
 - a. Carmel Mountain Road (Gerana Street to Paseo Cardial)
 - b. Carmel Mountain Road (Caminito Bolsa to Paseo Montalban)
 - c. Carmel Mountain Road (Via Cima Bella to Black Mountain Road)
 - d. Carmel Mountain Road (Sedorus Street to Sundance Avenue)
 - e. Paseo Montalban (Carmel Mountain Road to Salmon River Road)
 - f. Penasquitos Drive (Carmel Mountain Road to Cuca Street)

3. ***Park Comfort Stations**
 (To include walkways, irrigation and landscaping of each station in each park)
 - a. Adobe Bluffs
 - b. Penasquitos Creek
 - c. Ridgewood
 - d. Rolling Hills
 - e. Twin Trails

4. ***Bus Stop ADA Upgrades** (At all stops along major transportation arteries to be constructed without advertising)
 - a. Rancho Penasquitos Boulevard
 - b. Carmel Mountain Road

*Each project will be reviewed to determine if it meets the criteria for FBA funding.

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